



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

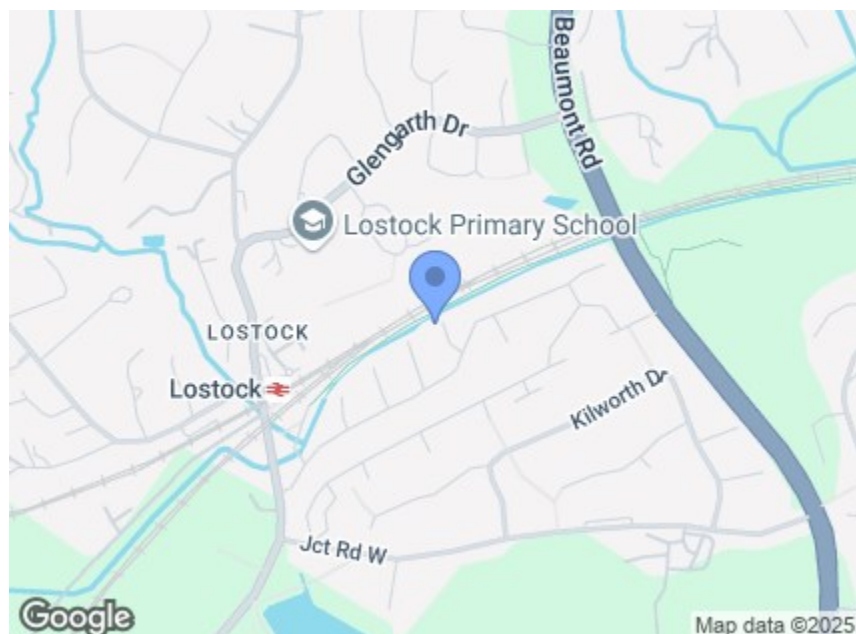
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 120 m²/1,293 sq.ft
GROUND FLOOR: 62 m²/670 sq.ft, FIRST FLOOR: 58 m²/623 sq.ft
EXCLUDED AREAS: GARAGE: 15 m²/158 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Markland St and continue to follow A676. Turn right onto Crompton Way/A58 and Turn right onto Glengarth Dr. Then continue onto Rumworth Rd. Turn left onto Middlebrook Dr and turn left onto Princethorpe Close.

9 Princethorpe Close

Lostock, Bolton, BL6 4RE

£430,000



- Four generously sized bedrooms providing ample space for relaxation and storage.
- Bright and airy dining room offering additional living space with views of the rear garden.
- Attached garage providing secure parking or storage, with potential for conversion (subject to planning permissions).
- Located in a highly desirable residential area close to local amenities and well-regarded schools.
- Master bedroom featuring a private en-suite bathroom for added convenience.
- Practical downstairs WC, ideal for family use and guests.
- Driveway offering off-road parking for multiple vehicles.
- Excellent transport links, making the property ideal for commuting and family life.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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9 Princethorpe Close

Lostock, Bolton, BL6 4RE

Charles Louis Homes are delighted to bring to the market 9 Princethorpe Close, a charming four-bedroom family home located in a highly desirable residential area. This property perfectly combines modern convenience with comfortable living, making it an excellent choice for families.

The house boasts four generously sized bedrooms, offering ample space for relaxation and storage. The master bedroom features its own en-suite bathroom, providing a private and convenient retreat.

On the ground floor, the property benefits from a downstairs WC, offering added practicality for both family members and guests. An open plan living room and dining room offers plenty of space for the family. The attached garage provides secure parking or storage, with potential for conversion, subject to the necessary planning permissions. A driveway at the front of the property offers off-road parking for multiple vehicles, ensuring convenience for homeowners and visitors.

Situated in the heart of BL6 4RE, this home is close to a range of local amenities, well-regarded schools, and excellent transport links. With its versatile living spaces and family-friendly design, 9 Princethorpe Close is a must-see property. Contact us today to arrange a viewing!

Porch

5'1 x 3'10 (1.55m x 1.17m)

Living Room

11'9" x 17'6", 85 x 9'11 (3.58m x 5.33m, 2.57m x 3.02m)

Bay window to the front elevation, an inset gas fire with a black granite hearth. With a radiator, a television point, power points, a ceiling lights and the stairs to the first floor.



Dining Room

12'10 x 11'4 (3.91m x 3.45m)

Light and airy room with four uPVC windows and patio door all overlooking the rear garden, tiled flooring and inset ceiling spot lights. Access through to the downstairs WC.



Kitchen

16'5 x 8'11 (5.00m x 2.72m)

uPVC double glazed window to rear elevation, fitted with a range of modern wall and base units, contrasting worktops and inset 1 1/2 sink with mixer tap, splashback tiles, four ring gas hob with modern extractor fan above, integrated oven, integrated dishwasher and washing machine, tiled flooring, inset ceiling spot lights, and access to rear garden via a uPVC patio door.



Downstairs WC

3'7 x 7'10 (1.09m x 2.39m)

Fully tiled, with a heated towel rail, WC and hand wash basin.

First Floor Landing

5'9 x 7'10 (1.75m x 2.39m)

Access to the four bedrooms, family bathroom and loft access.

Bedroom One

10'3 x 18'7 (3.12m x 5.66m)

A spacious master bedroom with an en suite, mirror fronted fitted wardrobes with ample space for free standing furniture. Power points, laminate floor central heating radiator, inset ceiling spot lights, uPVC double glazed windows to the front and side elevations.



En-Suite

5'10 x 5'5 (1.78m x 1.65m)

Fitted with a low level W.C, wash hand basin with pedestal and shower in a glass screened cubicle. Fully tiled, central ceiling spot light, heated chrome towel rail and a uPVC double glazed frosted window to the rear elevation.



Bedroom Two

8'5 x 14 (2.57m x 4.27m)

A double bedroom with fitted bedroom furniture. Power points, laminate flooring, central heating radiator, central ceiling light, uPVC double glazed windows to the front aspect.



Bedroom Three

8'5 x 10 (2.57m x 3.05m)

The bedroom has been fitted with wardrobes, over head canopy and a bed side table. Power points, laminate flooring, central heating radiator, central ceiling light, uPVC double glazed windows to the rear aspect.



Bedroom Four

5'9 x 10'3 (1.75m x 3.12m)

Fitted canopy and bed storage, central heating radiator, central ceiling light, power points and a uPVC window to the front aspect.



Family Bathroom

11' x 5'5 (3.35m x 1.65m)

Fitted with a white three piece suite, including a low level W.C., wall mounted wash hand basin and a roll top bath with mixer taps set on a raised plinth, fully tiled, heated chrome towel rail, inset ceiling spot lights and uPVC frosted window to the rear aspect



Garage

10 x 15'9 (3.05m x 4.80m)

With an up and over door

Driveway and Front Garden

A large driveway with blocked paving and ample space for parking and access to the garage. Small lawn area with borders of mature shrubs.

Rear Garden

Private and secure garden with a patio area and mature trees .



Council Tax -Bolton Band D
Tenure - Leasehold